Agenda	Item	No	

File Code No. 640.09



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: August 23, 2011

TO: Mayor and Councilmembers

FROM: Planning Division, Community Development Department

SUBJECT: Community Priority Designation For Antioch University At

602 Anacapa Street

RECOMMENDATION:

That Council find that the Antioch University development project at 602 Anacapa Street meets the definition of a Community Priority Project, and grant the project a Final Community Priority Designation for an allocation of 2,671 square feet of nonresidential floor area.

DISCUSSION:

The project consists of a proposal to construct a 3,626 square foot (sf) addition, to create classrooms and offices for Antioch University, completely within the existing first floor volume of an existing mixed-use building. On May 17, 2011, the City Council reviewed a request and granted a preliminary allocation of 2,671 square feet from the Community Priority category. In addition to the requested allocation from the Community Priority category, the applicant has proposed the use of 955 square feet from the Small Addition category as defined in Santa Barbara Municipal Code Section 28.87.300.B to complete a new second floor within the existing one-story volume. On August 11, 2011, the Planning Commission approved the project and recommended that Council make the final determination and grant the requested Community Priority allocation. In order to proceed with this project, the applicant requests that a final allocation of 2,671 square feet be granted from the Community Priority category.

Environmental Review

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15301, Existing Facilities.

Council Agenda Report Community Priority Designation For Antioch University At 602 Anacapa Street August 23, 2011 Page 2

Community Priority Category

Santa Barbara Municipal Code Section 28.87.300 provides for City Council designations of square footage for projects of broad public benefit deemed "necessary to meet present or projected needs directly related to public health, safety or general welfare". To date, a total of 234,636 square feet has been allocated (both preliminary and final designations) out of the Community Priority Category, with 65,364 square feet still available. Please refer to Attachment 3 for a list of Community Priority projects that have received a Preliminary or Final Designation. As noted on the list, there are some preliminary designations that may be reallocated to other categories, or withdrawn. These changes could possibly result in 27,000 to 99,500 square feet being added back to the Community Priority category to be used for future allocations.

Needs Assessment

The proposed addition would accommodate the school's existing operational needs from existing programs which are being relocated to the site. The project meets the definition of a community priority project because Antioch is an institution of higher learning which caters to Santa Barbara residents by providing students knowledge, skills, and habits which contribute to the general welfare of the community. Both Staff and the Planning Commission believe that the project meets the definition of a community priority and, therefore recommend final approval of Community Priority Category allocation of 2,671 square feet.

ATTACHMENTS: 1. Site Plan and Floor Plans

2. Applicant Letter dated July 1, 2011

3. Community Priority Projects List

PREPARED BY: Suzanne Riegle, Assistant Planner

SUBMITTED BY: Paul Casey, Assistant City Administrator

APPROVED BY: City Administrator's Office

32,999.1 SQ.FT.

TOTAL GROSS FLOOR AREA

RTRUCTURAL ENGINEER

SITE TABULATIONS

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ELECTRICAL ENGINEER

LIGHTING DESIGN

SCOPE OF WORK

PROJECT DIRECTORY

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	MAP		

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(E) STORAGE MEZZANINE	1,661		1.675
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D.A.R.T. SUBMITTAL



ATTACHMENT 1

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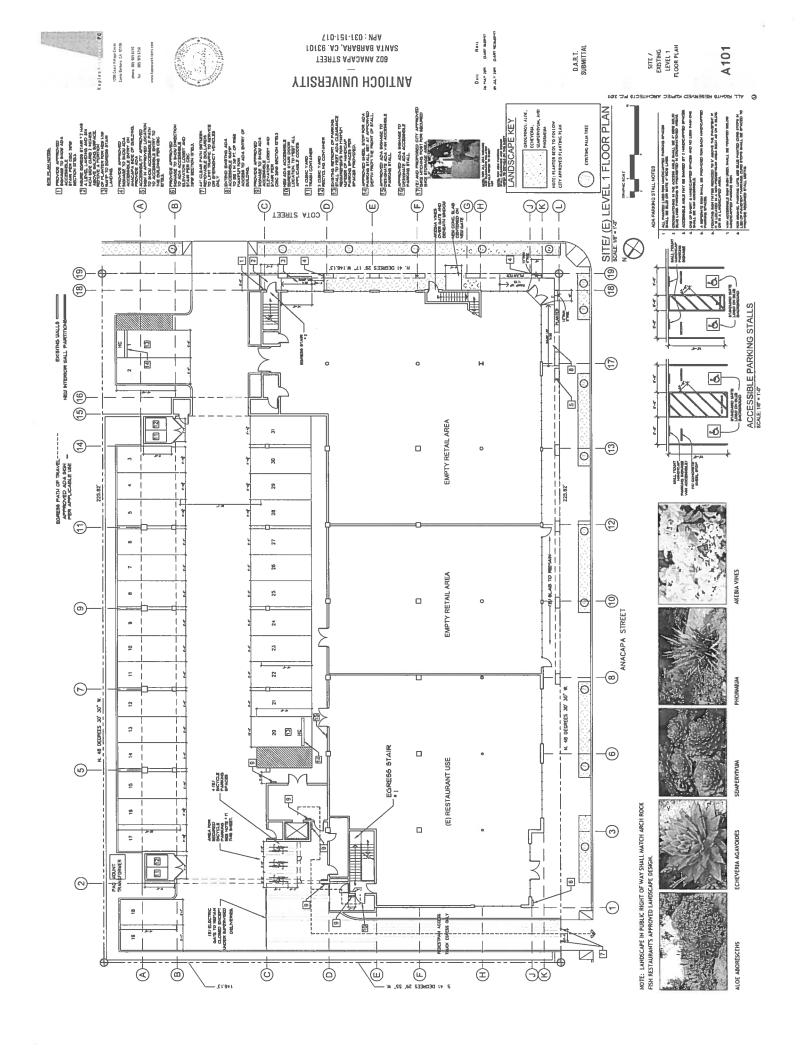
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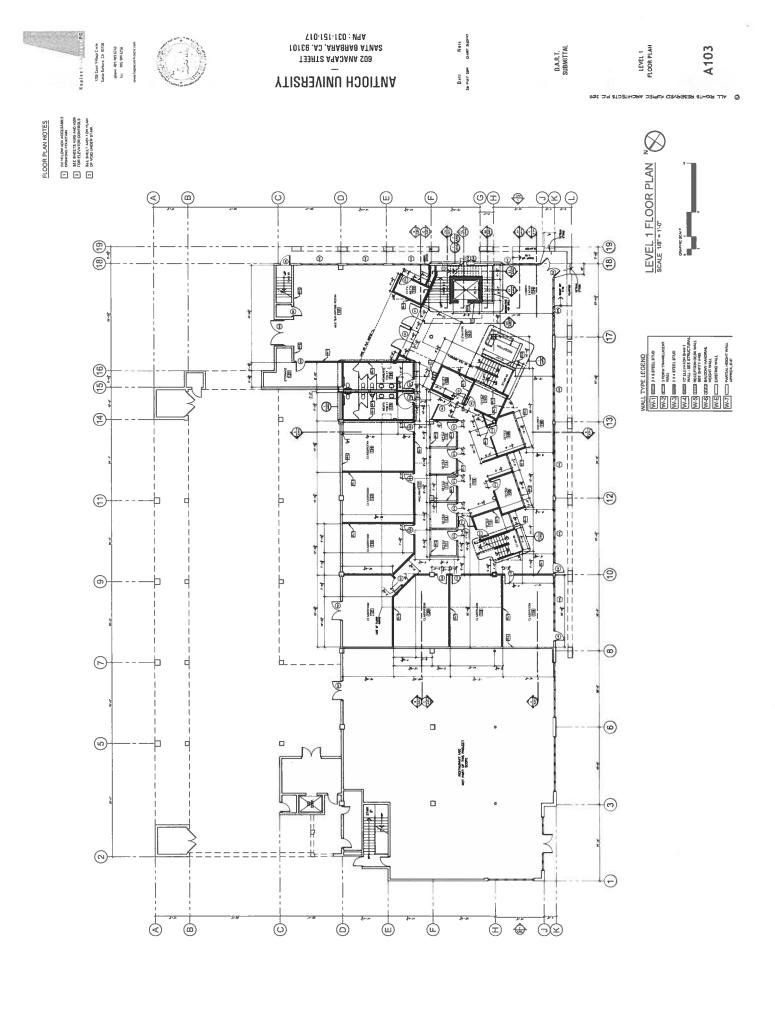
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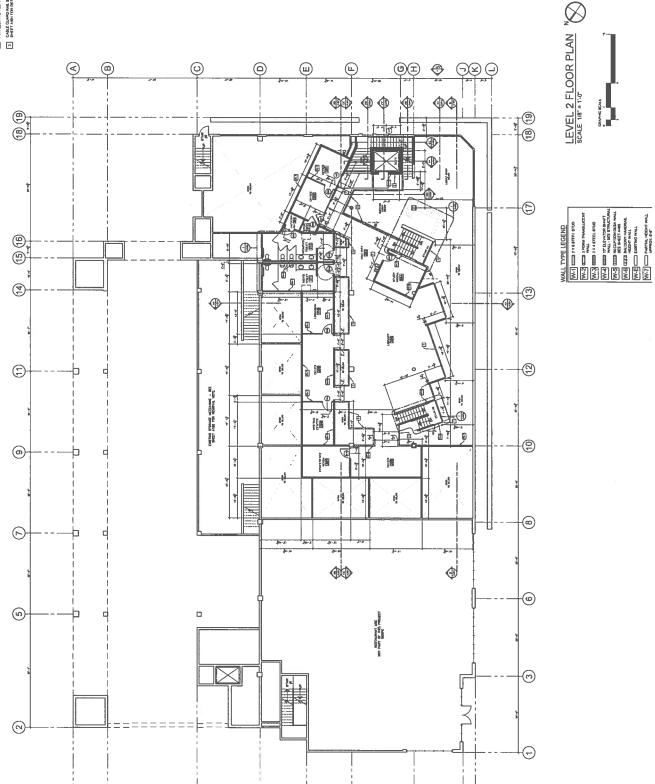
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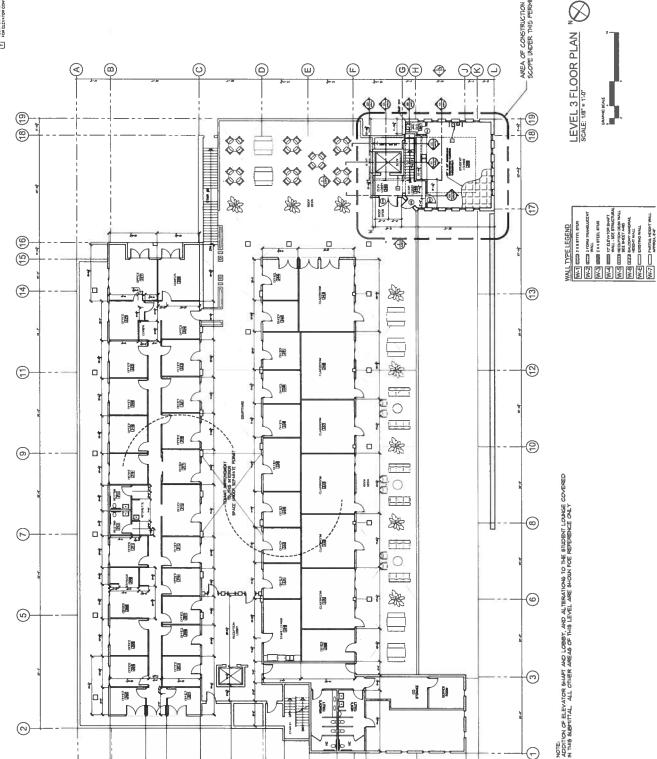
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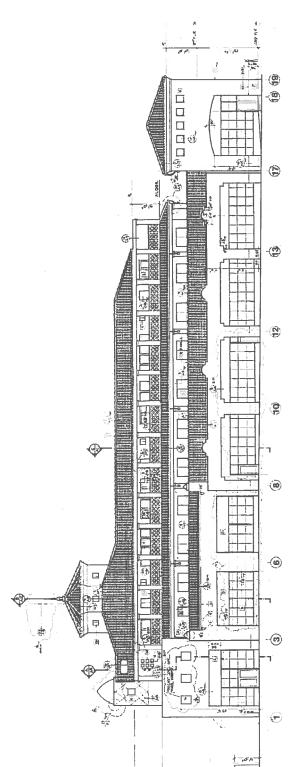


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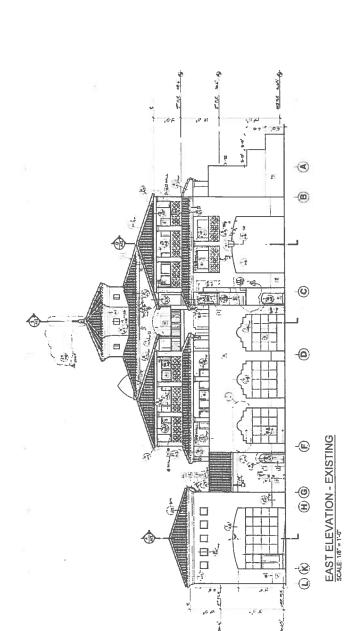
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D.A.R.T. Submittal

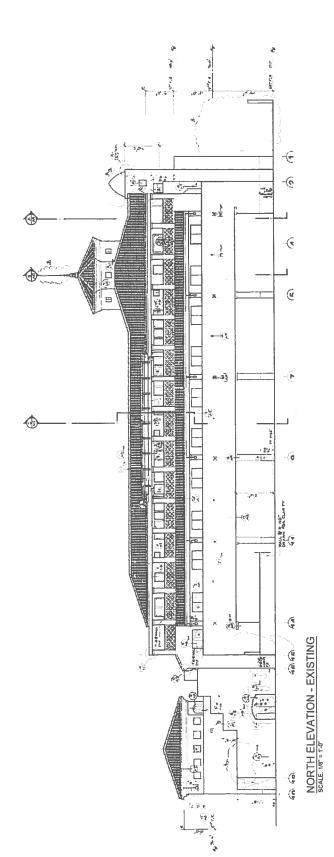
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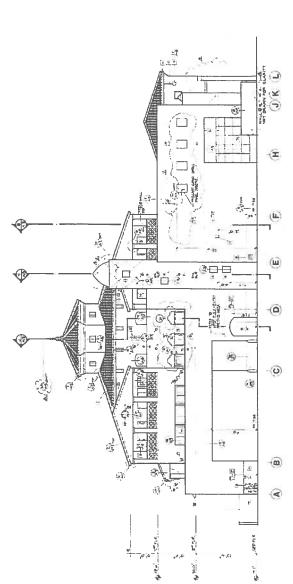
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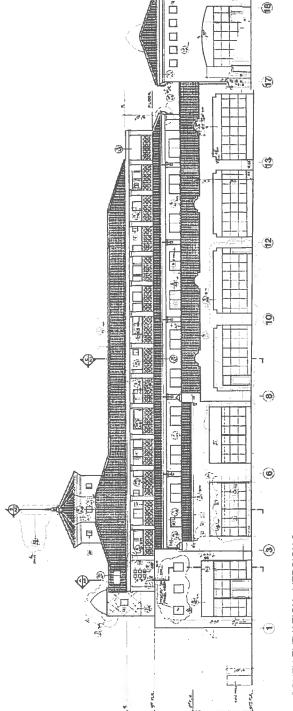




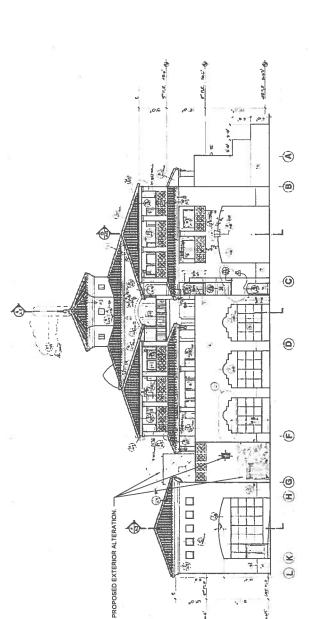


WEST ELEVATION - EXISTING SCALE 18" = 1-0"





SOUTH ELEVATION - VERSION 2 SCALE 1/8" # 1-0"



EAST ELEVATION - VERSION 2 SCALE 118" = 1-0"

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ELEVATIONS PROPOSED

D.A.R.T. Submittal

Date 30 MAY 30M

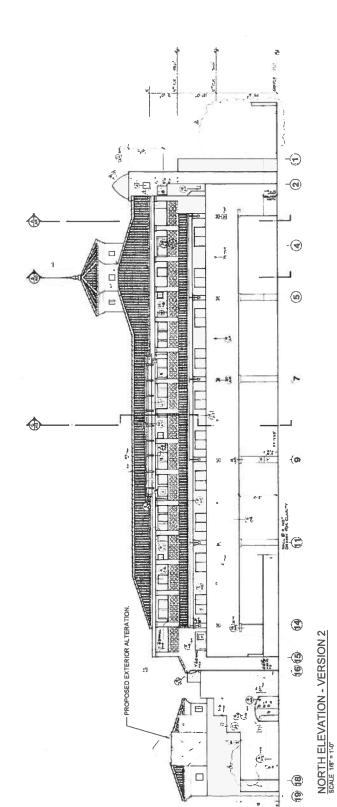
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ANTIOCH UNIVERSITY





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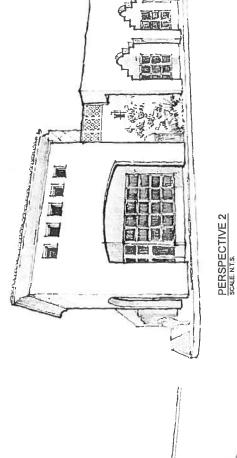
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ANTIOCH UNIVERSITY

D.A.R.T. SUBMITTAL

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PERSPECTIVE 3 SCALE, N.T.S.

PRINCIPAL PLANNERS SUZANNE ELLEDGE • LAUREL F. PEREZ

1 July 2011

Planning Commission City of Santa Barbara 630 Garden Street Santa Barbara, CA 93101

RE: 602 Anacapa Street – Antioch University (MST2011-00145)
Applicant Letter/Project Description
Development Plan Approval/Community Priority

Dear Commissioners,

On behalf of Antioch University, applicants of 602 Anacapa Street, we are pleased to submit this Applicant Letter/Project Description as part of the Development Application Review Team (DART) submittal material for your review.

1. Background

Antioch University, originally a single campus college was founded in 1852 in Yellow Springs, Ohio inspired by Horace Mann, a vocal advocate for higher education that promotes the common good. Antioch was one of the first coeducational colleges to offer the same curriculum to male and female students and the first to grant a tenured professorship to a woman. Antioch was also one of the first historically all-white colleges and universities to eliminate race as an admission requirement and to actively recruit African American students.

For more than 30 years, Antioch University's Santa Barbara (AUSB) campus has been part of the higher education community on the central coast in an opportune downtown location. AUSB is distinguished for its unique undergraduate degree completion program in liberal studies and its graduate master's and doctoral programs in clinical psychology and education that integrate students' academic experience and experiential learning. Today students' busy lives and diverse demands and responsibilities require educational institutions to provide a higher level of accessibility and flexibility. The community will benefit from the unique collaboration between Antioch University and the Hutton Parker Foundation who have purchased the property at 602 Anacapa Street and provided a long term lease.

Applicant Letter/Project Description Antioch University MST2011-00145 1 July 2011 Page 2 of 5

The subject property is located on the corner of Anacapa and Cota Streets and is developed with a three-story mixed use building that was approved by the Planning Commission in 1986. The property, identified by APN 031-151-017, is a .76 acre (33,106 square feet) site zoned C-M (Commercial Manufacturing) and has a General Plan land use designation of Offices/Major Public Institutional. Additionally, the property is located in the Central Business District (CBD) and has an 80% designated parking zone of benefit.

Adjacent surrounding land use designations and zone districts are as follows:

North:

General Plan – Offices/General Commerce/Major Public Institutional Zoning – C-M – Commercial/Manufacturing

East:

General Plan – Offices/Major Public Institutional Zoning – Commercial/Manufacturing

South:

General Plan – General Commerce/Major Public Institutional Zoning – Commercial/Manufacturing

West:

General Plan – Offices/Major Public Institutional Zoning - Commercial/Manufacturing

II. Project Description

The first floor of the subject structure, approximately 14,088 square feet, is currently occupied by a restaurant and the remaining space, approximately 9,454 net square feet, is vacant. The project involves a tenant improvement and creation of a new second story within the structure. The new second floor consists 3,626 net square feet. No changes are proposed to six residential units located on the third story.

There is an existing parking garage that serves the property containing 31 spaces accessed off of Cota Street. No changes are proposed to the parking.

The proposed project will create classrooms and offices in phases as follows:

<u>Phase I</u> – This phase is being processed under BLD2011-00501 as an interior tenant improvement and does not require discretionary review.

Applicant Letter/Project Description Antioch University MST2011-00145 1 July 2011 Page 3 of 5

<u>Phase II</u> – Phase II is being processed under MST2011-00105 and includes demolition of a 1,691 square foot mezzanine and construction of a 2,646 new second floor within the existing ground floor volume. The new second floor will also incorporate the property's remaining 955 square feet of Measure E square footage to be allocated from the Small Addition category. Phase II requires Development Plan approval by the Architectural Board of Review.

Since Antioch is on constrained schedule to complete renovations, Phase II is contingent upon how quickly Phase III can be processed. Please note that if Phase III can be processed within Antioch's time constraints, Phase II becomes unnecessary.

<u>Phase III</u> – This phase requires additional Development Plan square footage to be allocated by the Planning Commission and City Council, previously allocated 2,671 square feet and use of the additional 955 square feet of remaining Small Addition square footage to complete the second floor. The mezzanine proposed for demolition in Phase II would remain. On May 17, 2011, the project received a preliminary Community Priority designation and allocation by the City Council.

III. Discretionary Approvals for Consideration

The CMSB project requires City approval of three modifications, a Development Plan Approval, a Coastal Development Permit Approval, and Final Designation of a Community Priority project. Further description is provided below:

- 1. <u>Preliminary Designation of Community Priority</u> project development status per SBMC §28.87.300.
- 2. <u>Development Plan Approval</u> to allocate non-residential square footage from the Minor Addition and Community Priority categories per SBMC §28.87.300.
- 3. <u>Final Designation of Community Priority project development status per SBMC §28.87.300.</u>

The project requires a Development Plan approval to increase the internal non-residential floor area of the existing building. In 1992, Development Plan Approval findings were made for an addition of 1,691 square feet located in a mezzanine structure within the garage and an addition of 354 square feet of office space on the second floor. As a result, there are 955 square feet of non-residential floor area remaining in the minor additions category.

In order for the University to function and provide adequate classroom space, staff and faculty offices, and necessary student support space (such as the library and Applicant Letter/Project Description Antioch University MST2011-00145 1 July 2011 Page 4 of 5

writing center) we are requesting a Community Priority designation for additional floor area of 2,671 square feet beyond the allowed allocations from the minor and small additions categories. The mission statement of Antioch University is to nurture in their students the knowledge, skills and habits of reflection to excel as lifelong learners, democratic leaders and global citizens who live lives of meaning and purpose. As such AUSB contributes significantly to the general welfare of our community.

IV. Environmental Considerations

The proposed project will not create smoke, odors, or new noise sources.

The following section provides a summary of the traffic analysis included in the DART submittal package for evaluation of the proposed site conditions relative to potential impacts as a result of the proposed project.

Traffic and Circulation

A Traffic Analysis for the Antioch University Project, dated April 29, 2011, has been prepared by Associated Transportation Engineers (ATE). Potential traffic and parking impacts associated with the project were assessed based on operational data provided by Antioch University staff. As requested by City staff, the analysis addresses only the new 3,626 square feet second floor addition based on two land use scenarios: 1) the new building area occupied by Antioch University, and; 2) the new building area occupied as office space.

The analysis indicates that the Antioch University scenario will likely add 5 or more peak hour trips to the Anacapa/Ortega Street and Anacapa/Cota Street intersections. Once distributed beyond these intersections, the project would add less than 5 peak hour trips to any intersection in the downtown area.

The office use scenario would add less than 5 peak hour trips to the intersections in the study area.

Please see ATE's traffic analysis for more detailed information.

Operational Parameters

Antioch currently offers classes in 5 sessions, 9 am, 1 pm, 4:30 pm, 5:30 pm and 6:00 pm, each class running for 3 hours. The applicant is proposing to change the start time of these classes by adjusting them by 15 minutes to reduce peak hour trips. Classes are proposed to start a 9:15 am, 1:15 pm, 4:45 pm, 5:45 pm and 6:15 pm.

Applicant Letter/Project Description Antioch University MST2011-00145 1 July 2011 Page 5 of 5

V. General Plan and Zoning Consistency

The proposed project is compatible with the C-M zoning and Offices/Major Public Institutional General Plan designations. As well, being located in the Central Business District (CBD), Antioch will be a welcome addition and add to the vibrancy of the CBD and the Anacapa corridor.

Vil. Project Justification and Findings

The project is consistent with the zoning ordinance and an example of sound community planning. It meets the intent and purpose of the Development Plan and Community Priority designation. Additionally, the project is subject to review and approval by the Architectural Board of review and must meet the Board's mass, bulk and scale and neighborhood compatibility standards.

On behalf of the applicant and project team, we thank you for your review and comments regarding this PRT application.

This concludes our Applicant Letter/Project Description as part of the Antioch University DART submittal to the Land Development Team. Please do not hesitate to call me or any of the project team if you have any questions or require additional information related to our submittal. You may reach me at (805) 966-2758.

On behalf of the applicant and project team, we thank you for your consideration of this project.

Sincerely,

SUZANNE ELLEDGE

PLANNING & PERMITTING SERVICES

Trish Allen, AICP Senior Planner

PROJECTS WITH PRELIMINARY OR FINAL COMMUNITY PRIORITY DESIGNATIONS

Project/Address	PRELIM. DESIG. (SQ. FT.)	FINAL DESIG. (SQ. FT.)	STATUS/ COMMENT
Boys & Girls Club Addition 602 W Anapamu Street MST2002-00786	4,800		Initial application 1990; potential - working on revised
Housing Authority 702 Laguna Street MST92-00043		4,550	Completed
Natural History Museum 2559 Puesta Del Sol MST92-00608		2,165	Completed
Airport Fire Station 40 Hartley Place MST92-00746		5,300	Completed
Santa Barbara Zoo 500 Niños Drive MST95-00330		210	Completed
Desalination Plant 525 E. Yanonali Street MST95-00425 (MST90-00360)		528	Completed
Santa Barbara Rescue Mission 535 E. Yanonali Street MST96-00228		7,213	Completed
Airport Master Plan 601 Firestone Road MST96-00355		12,557*	Airline Terminal expansion; portion or all may be considered for
Airport Master Plan 601 Firestone Road MST96-00355		50,000*	Economic Development category at later date
Rehabilitation Institute 2405 and 2415 De la Vina Street MST97-00196		9,110	Completed
Visitor Information Center - Entrada de Santa Barbara 35 State Street MST97-00357		2,500	Approved 8/21/01
Santa Barbara Harbor Restrooms 134 Harbor Way MST97-00387		1,200	Completed
Airport Terminal Expansion (trailers) 500 Fowler Rd. MST97-00392		2,300	Completed

Project/Address	PRELIM. DESIG. (SQ. FT.)	FINAL DESIG. (SQ. FT.)	STATUS/ COMMENT
Waterfront Department Offices 132 Harbor Way MST97-00503		3,240	Completed
Transitions Preschool 2121 De la Vina Street MST97-00696		723	Completed
S.B. Maritime Museum 113 Harbor Way MST97-00832		2,805	Completed
Santa Barbara Cottage Hospital (Hospitality House) 2407-2409 Bath Street MST98-00042		4,158	Completed
MacKenzie Park Lawn Bowls Clubhouse 3111 State Street MST98-00076		763	Completed
Cottage Hospital 320 West Pueblo Street MST98-00287		980	Completed
The Full Circle Preschool 509 West Los Olivos Street MST98-00231		832	Completed
Storyteller Children's Center 2115 State Street MST98-00364	,	2,356	Completed
Free Methodist Church 1435 Cliff Drive MST98-00877		2,544	Completed
Salvation Army 423 Chapala Street MST99-00014		2,968	Completed
Homeless Day Center and Shelter 816 Cacique Street MST99-00432		10,856	Completed
Emmanuel Lutheran Church 3721 Modoc Road MST99-00510		8,120	Completed
Marymount School 2130 Mission Ridge Road MST99-00542		4,000	Completed
Parking Lot 6 – Granada Theater 1221 Anacapa MST1999-00909/MST2003-00908		7,810	Completed

Project/Address	PRELIM. DESIG. (SQ. FT.)	FINAL DESIG. (SQ. FT.)	STATUS/ COMMENT
Planned Parenthood 518 Garden Street MST1999-00916		3,565	Completed
Sea Center 211 & 213 Stearns Wharf MST2000-00324		3,212	Completed
Santa Barbara Zoo 500 Ninos Drive MST2000-00707 (& MST2002-00676)		10,000	Final Designation 4/10/2007
Clean Water and Creeks Restoration Office 620 Laguna Street MST2000-00828		480	Completed
Elings Park 1298 Las Positas Road MST2001-00007/MST2006-00509	12,190		Draft EIR stage
Braille Institute 2031 De la Vina Street MST2001-00048		4,000	Completed
Modular Classrooms at Boys & Girls Club 632 E. Canon Perdido Street MST2001-00150	*	6,502	Completed
Cater Water Treatment Plant 1150 San Roque Road MST2001-00732		6,750	Completed
Santa Barbara Neighborhood Medical Clinics 915 North Milpas Street MST2001-00774		2,518	Completed
632 E. Canon Perdido St. Boys and Girls Club MST2002-00786 MST2008-00563	7,600		Preliminary Designation 7/15/03
617 Garden St. Mental Health Assoc. MST2002-00257		2,703	BP Issued 11/17/06
4000 La Colina Rd Bishop Diego High School MST 2004-00673		9,512	Final Designation 12/20/2005
540 W Pueblo St Cancer Center MST2007-00092		5,845	Final Designation 7/13/2010
125 State St Children's Museum MST2009-00119	2,500		Preliminary Designation 4/7/2009

PROJECT/ADDRESS	PRELIM. DESIG. (SQ. FT.)	FINAL DESIG. (SQ. FT.)	STATUS/ COMMENT
602 Anacapa St Antioch University MST2011-00145	2,671		Preliminary Designation 5/17/2011
SUBTOTALS:	29,761	199,030	
ALLOCATED TO DATE: 234,636 SQ. FT. REMAINING UNALLOCATED: 65,364 SQ. FT.			